



**OFFICE HOURS:**

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL SALES

**DMA** ESTATE AGENTS

COMMERCIAL SALES



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ESTABLISHED 1992



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# DMA

ESTATE AGENTS



126 MILL MEADOWS LANE, FILEY YO14 0FB



Freehold £317,500

### FEATURES

- \* Recently completed spacious 4 bedroom detached house.
- \* **Located on the edge of Mill Meadows overlooking the park.**
- \* **Views from the front bedrooms over Bampton Cliffs.**
- \* Conveniently situated for Filey's amenities.
- \* NHBC 10 year warranty (8 years left).
- \* Gas central heating.
- \* Upvc double glazing.
- \* Modern kitchen and bathroom.
- \* Ensuite to master bedroom.
- \* Garage.
- \* Long drive with ample parking.
- \* Large enclosed rear garden.
- \* Alarm system.
- \* **EPC Rating: B.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge. Cloakroom. Dining Kitchen. Utility Room

FIRST FLOOR: Four Bedrooms. Bathroom. Ensuite to Master Bedroom.

OUTSIDE: Front garden. Open aspect to front. Enclosed rear garden. Drive to garage.

**26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527**  
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126 MILL MEADOWS LANE, FILEY

**Composite Front Door to:**

**ENTRANCE HALL**

Radiator.



**CLOAKROOM**

Handbasin and wc. Radiator.

**LOUNGE**  
6.90m x 3.25m (22'8" x 10'8")

Two radiators. Upvc double glazed window. **Upvc patio doors to the garden.**



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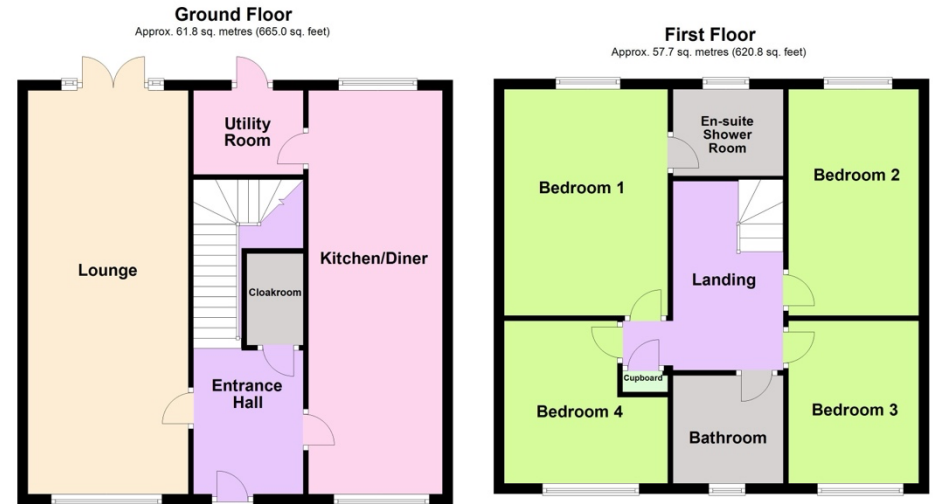
**KITCHEN / DINING AREA**

**6.80m x 2.57m (22'4" x 8'5")**

Inset stainless steel sink. Base cupboards with worktops over. Matching wall cupboards. Gas hob with stainless steel extractor hood. Built-in oven. Integrated 'fridge and dishwasher. Provision for 'fridge. Two radiators. Tiled floor. Two upvc double glazed windows.



**Floor Plan:**



Total area: approx. 119.5 sq. metres (1285.9 sq. feet)

Please note this floorplan is a guide and not to scale.  
Plan produced using PlanUp.

**126 Mill Meadows Lane, Filey**



**Council Tax Band**      **D.**

**DIRECTIONS:**

From the DMA office follow the one-way system round turning left onto Station Avenue. Go straight across the roundabout and over the railway crossing onto Muston Road. Take the third left turning onto 'Mill Meadows' opposite Filey School. Take the first right onto Mill Meadows Lane the property is on the left hand side.

**UTILITY ROOM**

Inset stainless steel sink and drainer. Base cupboards with matching wall. Plumbing for automatic washing machine. Cupboard housing gas boiler. **Upvc rear door.**



**FIRST FLOOR:**



**LANDING**

Airing cupboard housing unvented hot water tank.

**BEDROOM ONE**

**3.99m x 3.20m (13'1" x 10'6")**

Radiator. Upvc double glazed window.



**Viewing strictly by appointment only through DMA Estate Agents**

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### ENSUITE SHOWER ROOM

Shower cubicle with electric shower. Handbasin and wc. Part tiled walls. Chrome ladder towel radiator. Upvc double glazed window.



### BEDROOM FOUR

2.64m x 2.81m (6'8" x 9'3")

Radiator. **Upvc double glazed window with views over Bempton Cliffs.**



### BEDROOM TWO

4.01m x 2.67m (13'2" x 8'9")

Radiator. Upvc double glazed window.



### BATHROOM

Bath with mixer shower over. Handbasin and wc. Extractor fan. Chrome ladder radiator. Upvc double glazed window.

### BEDROOM THREE

2.69m x 2.64m (8'10" x 8'8")

Radiator. **Upvc double glazed window with views over Bempton Cliffs.**



### OUTSIDE

Front garden with open aspect. Long drive with parking for several vehicles to **GARAGE 6.10m x 3.05m** (20'0" x 10'0"). Large enclosed rear garden.

